

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**LUKER AVENUE,
HENLEY-ON-THAMES, RG9 2EZ**

£255,000

This beautifully presented one-bedroom ground floor apartment offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Situated just a pleasant 15-minute walk from Henley town centre, the property enjoys both convenience and a well-connected setting

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

LIVING/DINING ROOM

Light living room with a south west aspect



KITCHEN

15ft Separate modern kitchen with space for cooker, fridge freezer, dishwasher and washing machine



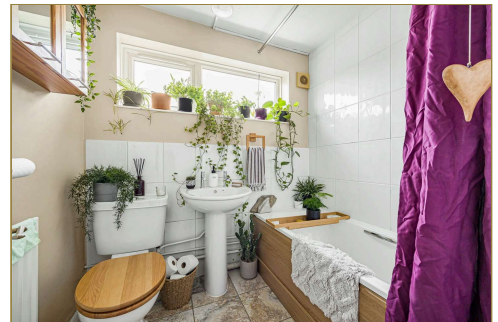
BEDROOM ONE

Spacious bedroom with space for built in wardrobes



BATHROOM

Modern fitted bathroom with shower over bath



COMMUNAL GROUNDS

Well looked after communal garden



TENURE

Leasehold

Original Lease - 125 years

Lease remaining - 104 years

Service charge including ground rent - £1,500 per annum

COUNCIL TAX

Band B

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

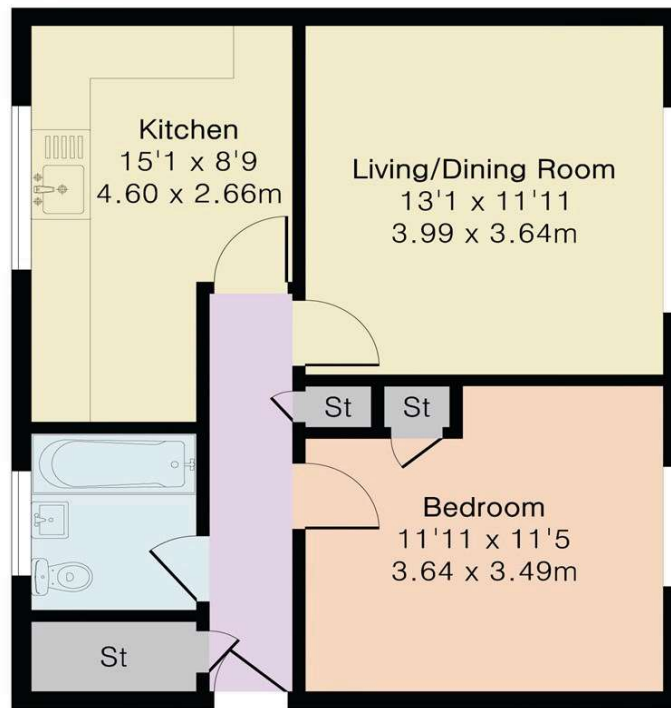
Energy Rating C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2344-9670-2426-1041>

FLOORPLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 527 sq ft - 49 sq m



Ground Floor

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

